

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an amusement park (center).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Lessee
Contract ~~XXXXXXXX~~
Replay Ltd., Inc.
(Type or Print Name)
By: Eugene Frasca, Pres.
Signature Eugene Frasca, Pres.
127 JEFFERSON AVE
Address
City and State
City and State

Legal Owner(s):
Garrison Forest Plaza Joint Venture
(Type or Print Name)
Signature Herbert B. Mittenthal
(Type or Print Name)
Signature

Attorney for Petitioner:
R. Bruce Alderman
(Type or Print Name)
Signature R. Bruce Alderman
305 W. Chesapeake Avenue
Address
Towson, Maryland 21204
City and State

2505 Blauvelt Blvd
Address
City and State
21201

Name and telephone number of legal owner, contract purchaser or representative to be contacted
Name
Telephone No.

Attorney's Telephone No.: R28-1050

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of December, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of February, 1981, at 10:15 o'clock A.M.

James E. Gerder
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 6, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 112
Petitioner - Garrison Forest Plaza
Joint Venture
Special Exception Petition

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and the Fire Department. For further information on the latter comments you may contact Captain Joseph Kelly at 494-3985.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

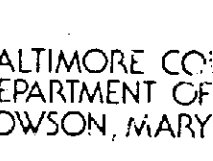
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Malcolm E. Hudkins
530 E. Joppa Road
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 20, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #112 (1980-1981)
Property Owner: Garrison Forest Plaza Joint Venture
N/W cor. Reisterstown Rd. & Rosewood Ave.
Acres: 5650 sq. ft. & 0.12 Acres
District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 112 (1980-1981).

Very truly yours,

Robert A. Morton, P.F.
ROBERT A. MORTON, P.F., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

T-SW Key Sheet
44 NW 31 Pos. Sheet
NW 11 & 12 H Topo
58 Tax Map



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Callender
Administrator

December 17, 1980

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: ZAC Meeting, Dec. 9, 1980
ITEM: #112
Property Owner: Garrison Forest Plaza Joint Venture
Location: NW/Corner Reisterstown Rd. (Route 140) & Rosewood Ave.
Existing Zoning: BR
Proposed Zoning: Special Exception for an amusement center
Acres: 5650 sq. ft. & 0.12 acres
District: 4th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:vrđ



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

December 31, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #112, Zoning Advisory Committee Meeting, December 9, 1980, are as follows:

Property Owner: Garrison Forest Plaza Joint Venture
Location: NW/Corner Reisterstown Road and Rosewood Avenue
Acres: 5650 sq. ft. and 0.12 acres
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III

Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

December 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #112, Zoning Advisory Committee Meeting of December 9, 1980, are as follows:

Property Owner: Garrison Forest Plaza Joint Venture
Location: NW/Corner Reisterstown Road & Rosewood Avenue
Existing Zoning: BR
Proposed Zoning: Special Exception for an amusement center
Acres: 5650 sq. ft. & 0.12 Acres
District: 4th

Metropolitan water and sewer exist.

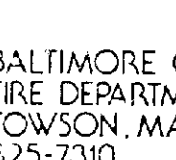
If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

cc: J.A. Butcher



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 28, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Garrison Forest Plaza Joint Venture

Location: NW/Corner Reisterstown Road & Rosewood Avenue

Item No.: 112 Zoning Agenda: Meeting of Dec. 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants on site at 300' intervals.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

RE: Item #112 (1980-1981)
Noted and Approved: George M. Hammond
Planning Group Fire Prevention Bureau
Special Inspection Division

/mh

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and, based upon the testimony of the petitioner as to the methods of operation for the amusement park (center), the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of March, 1981, that the herein Petition for Special Exception for an amusement park (center), in accordance with the site plan prepared by M. D. Bowers Associates, Inc., dated November 18, 1980, and marked Petitioner's Exhibit I, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions and conditions:

1. All amusement devices shall be located within the enclosed area containing 5,650 square feet, designated and shown as the shaded area on Petitioner's Exhibit I, 3,000 square feet of which is for use as an amusement center and 2,650 square feet of which is for use as an office therefor.
2. The use as an amusement park (center) shall cease upon termination or expiration of the lease with Replay Ltd., Inc., and may not be leased or subleased to another person, partnership, or corporation without a public hearing on a Petition for Special Exception to extend the special exception to a new tenant.
3. The amusement devices to be located within the amusement park (center) shall be limited to "video" and "flipper" devices and no prizes, other than extended play or free games, shall be awarded for play thereon.
4. Rules for play and conduct required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced by the petitioner.
5. The hours of operation shall be limited to between 11:00 a.m. and 11:00 p.m., Monday through Thursday, 11:00 a.m. and 12:00 Mid-night on Friday and Saturday, and 12:00 Noon and 10:00 p.m. on Sunday, except for office and repair work.

Security personnel shall be arranged for by the petitioner and shall be on the premises during operational hours of the amusement park (center).

A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

ADDENDUM #1

Tenant shall employ, at Tenant's sole cost and expense, Mr. Gary Ashcraft for the purpose of providing an acceptable store design. This design, which must be approved in writing by the Landlord, shall become an Exhibit of this Lease.

ADDENDUM #2

Tenant shall provide the following on-premises employees as indicated below:

1. A full-time supervisor (manager) during all of the hours that Tenant shall be open for business.
2. A full-time mechanic to be at the premises not less than 20 hours per week.
3. A security guard who shall work on a part-time basis as Landlord may require.

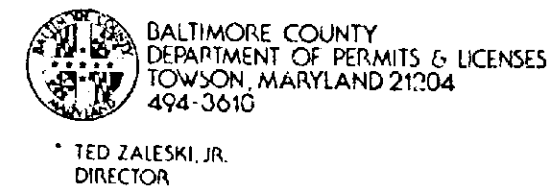
ADDENDUM #3

In the event that Landlord in its sole discretion shall determine that the Tenant has caused or is causing, as a direct result of its tenancy, excessive loitering, fights, illegal acts or occurrences, then, after two written notices not less than five (5) days apart, on a non-cumulative basis for each lease year, Landlord shall have the right to terminate this Lease upon thirty (30) days notice in writing.

ADDENDUM #4

Provided Tenant sales are in excess of \$385,000 for the fifth lease year, and is not in default of any provision of this Lease, Tenant shall have the option to extend this Lease for one additional five (5) year period under the same terms and conditions except the new annual minimum rent shall be \$30,800.00 plus 90% of the percentage rent paid by Tenant during the fifth year of this Lease.

PETITIONER'S
EXHIBIT 2



Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 16, 1981

Dear Mr. Hammond:

Comments on Item #112 Zoning Advisory Committee Meeting, December 9, 1980
are as follows:
Property Owner: Garrison Forest Plaza Joint Venture
Location: NW Corner Reisterstown Road & Rosewood Avenue
Existing Zoning: BR
Proposed Zoning: Special Exception for an amusement center

Acres: 5650 sq. ft. & 0.12 Acres
District: 4th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engine or seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 7' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Provide handicap parking on plan.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting room #122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-150-X Item 112
SUBJECT: January 29, 1981

Petition for Special Exception
Northwest corner of Reisterstown Road and Rosewood Avenue
Petitioner- Garrison Forest Plaza Joint Venture

Fourth District

HEARING: Tuesday, February 17, 1981 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 5, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 9, 1980

RE: Item No: 109, 110, 111, 112
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

None of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nm. Nick Petrovich, Assistant
Department of Planning

KNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-150-X Item 112
SUBJECT: January 29, 1981

Petition for Special Exception
Northwest corner of Reisterstown Road and Rosewood Avenue
Petitioner- Garrison Forest Plaza Joint Venture

Fourth District

HEARING: Tuesday, February 17, 1981 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:ab

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW corner of Reisterstown Rd. and
Rosewood Ave., 4th District : OF BALTIMORE COUNTY
GARRISON FOREST PLAZA : Case No. 81-150-X
JOINT VENTURE, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

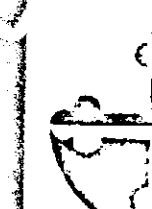
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of January, 1981, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland, Attorney for Petitioner; and Eugene Frasca, President, Replay Ltd., Inc., 127 Jefferson Avenue, Cockeysville, Maryland 21030, Contract Lessee.

John W. Hession, III
John W. Hession, III



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

March 16, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

With regard to ZAC Meeting of December 9, 1980, this department has no comment for items #109, #110, #111 and #112.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/bza

81-150-X

AMERICAN CANCER SOCIETY / NORTHERN AREA OFFICE / 200 EAST JUPITA ROAD
TELEPHONE (301) 266-8254 TOWSON / MARYLAND 21204
SERVING CARROLL / CECIL / HARPARD / HOWARD COUNTIES

December 6, 1979

TO WHOM IT MAY CONCERN:

Mr. Gene Frasca has asked that we provide him with a letter testifying to his interest in the Carroll County community. While the American Cancer Society makes no endorsement of products or businesses, we do wish to take this opportunity to recognize Mr. Frasca's support of our Carroll County Unit's programs of Research, Education, and Patient Service.

On June 9, Mr. Frasca conducted a fund raising promotion at Blazing Flippers in the 140 Village Shopping Center, Westminster. Local celebrities participated, and a pinball machine was given away. Proceeds from this event, totaling \$416.60, have been contributed to the American Cancer Society to benefit our programs in Carroll County.

We thank Mr. Frasca for his support, and hope that he keeps us in mind should he sponsor such an event in the future.

Should you require further information, please do not hesitate to contact me.

Sincerely,

Faye H. Carey
Northern Area Director

PETITIONER'S
EXHIBIT 6



Westminster High School
Band and Orchestra Boosters Club
WESTMINSTER, MD. 21157

Dear Patron,

Your advertisement as it appeared in the Football Program for the five Westminster High School home games may be found on the enclosed page.

Please make your remittance to: WHS Band Boosters Club
c/o Dolores M. Bankert
528 Hillside Court
Westminster, Md. 21157

Your patronage is greatly appreciated.

Yours truly,

Dolores M. Bankert
Dolores M. Bankert, Treasurer
WHS Band and Orchestra
Boosters Club

AMOUNT DUE \$70.00



You'll Flip out
when you Flip in
at The Blazing Flippers

Where everyone meets and greets everyone

A Family Fun Room

With the latest Flippers and Video Games available

Hours-12 to 12 Weekdays
Sat. 8 9 to 12 Sun. 12 to 10

Blazing Flippers

140 Village Shopping Ctr.
Westminster, Md.



Westminster High School
Band and Orchestra Boosters Club
WESTMINSTER, MD. 21157

Dear Patron,

Your advertisement as it appeared in the Football Program for the five Westminster High School home games is enclosed.

Please make your remittance to: WHS Band Boosters Club
c/o Dolores M. Bankert
528 Hillside Court
Westminster, Md. 21157

Your patronage is greatly appreciated.

Yours truly,

Dolores M. Bankert
Dolores M. Bankert, Treasurer
WHS Band and Orchestra
Boosters Club

AMOUNT DUE \$70.00



You'll Flip out
when you Flip in
at The Blazing Flippers

Where everyone meets and greets everyone

A Family Fun Room

With the latest Flippers and Video Games available

Hours-12 to 12 Weekdays
Sat. 9 to 12 Sun. 12 to 10

Blazing Flippers

140 Village Shopping Ctr.
Westminster, Md.

BLAZING FLIPPERS ARCADE PRESENTS: "THE STELLAR WARS TOURNAMENT". THIS IS YOUR CHANCE TO WIN YOUR VERY OWN PROFESSIONAL PINBALL MACHINE, PLUS DONATE MONEY TO THE AMERICAN CANCER SOCIETY.

THE FIRST DAY OF THE TOURNAMENT, SATURDAY, JUNE 9TH IS THE DAY TO GO BATTLE ON "STELLAR WARS". CONQUER IT AND YOU NOT ONLY WIN A BIG MACHINE, BUT ALSO QUALIFY TO WIN A PINBALL MACHINE. MONEY FROM THIS SIX WEEK TOURNAMENT WITH STELLAR WARS WILL BE DONATED TO THE AMERICAN CANCER SOCIETY.

THE FINAL DRAWING FOR THE FREE MACHINE WILL BE HELD ON SATURDAY, JULY 21ST WITH YOUR FAVORITE BALTIMORE ORIGLES THERE FOR THE LIVE AWAY.

THE STELLAR WARS TOURNAMENT BEGINS ON JUNE 9TH, BUT THE BATTLE DOESN'T BEGIN TIL YOU ARRIVES AT (BLAZING FLIPPERS) ARCADES (ONE-FORTY VILLAGE SHOPPING CENTER) (WESTMINSTER, MARYLAND) (OPEN SATURDAYS 9 A.M. TIL MIDNIGHT) (ALL OTHER DAYS).

ENJOY ALL THE GAMES BUT CONQUER STELLAR WARS AT THE BLAZING FLIPPERS ARCADE, ONE-FORTY VILLAGE SHOPPING CENTER WESTMINSTER MARYLAND. OPEN SATURDAYS 9 A.M. TIL MIDNIGHT.....OPEN NOON TIL MIDNIGHT ALL OTHER DAYS.

4 spots a day for six weeks Total \$1005.00
Cost per week \$167.50

P. O. Box 234 Hanover, Pa. 17331 Telephone (717) 637-3831

RADIO HANOVER, INC.

☐ STATION WHVR
☒ STATION WYCR-FM

CLIENT

AGENCY

ADDRESS

CITY

STATE

PHONE

ZIP

CONTACT

ORDER # SALESMAN

ACCOUNT # DATE

START DATE

EXPIRATION DATE

NUMBER OF WEEKS

PRODUCT

CONTRACT YEAR

TYPE OF CONTRACT

☐ NATIONAL ☐ NEW ☐ CREDIT ☐ MODIFICATION

☐ LOCAL ☐ RENEW ☐ M.G. ☐ CANCELLATION

TIME	CLASS	LENGTH	MON	TUE	WED	THUR	FRI	SAT	SUN	UNITS WEEKLY	UNIT COST	WEEKLY COST
6:00-6:30	HA	30	1	1	1	1	1			7	16.75	117.25
7:00-7:30	HA	30	2	2	2	2	2			14	16.75	234.50
7:30-8:00	HA	30	1	1	1	1	1			7	16.75	117.25
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30												
2:30-3:00												
3:00-3:30												
3:30-4:00												
4:00-4:30												
4:30-5:00												
5:00-5:30												
5:30-6:00												
6:00-6:30												
6:30-7:00												
7:00-7:30												
7:30-8:00												
8:00-8:30												
8:30-9:00												
9:00-9:30												
9:30-10:00												
10:00-10:30												
10:30-11:00												
11:00-11:30												
11:30-12:00												
12:00-12:30												
12:30-1:00												
1:00-1:30												
1:30-2:00												
2:00-2:30			</									

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

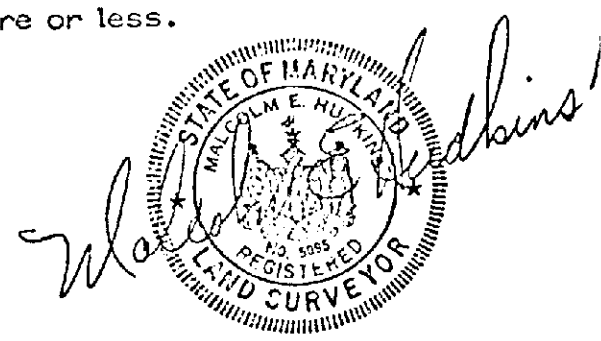
TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

November 4, 1980

Beginning for the same at the end of the two following courses and distances from the intersection formed by the west side of Rosewood Lane with the north side of Reisterstown Road (36 feet wide) (1) North 47 degrees 29 minutes 45 seconds West 800 feet more or less (2) Northerly perpendicular to Reisterstown Road 335 feet more or less thence northerly through the centerline of an existing partition wall 120.5 feet thence easterly along the outside face of the exterior wall 40 feet thence southerly through the centerline of another partition wall 100 feet thence easterly through the centerline of another partition wall 40.5 feet to the outside face of another partition wall thence southerly 20.5 feet to the outside face of an exterior wall thence westerly 80.5 feet to the place of beginning.

Containing 5650 square feet more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

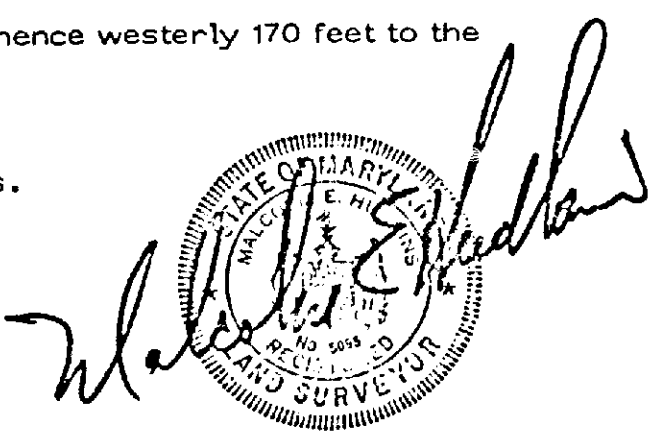
BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

November 17, 1980

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION:

Beginning for the same at the two following courses and distances formed by the intersection of the north side of Reisterstown Road (66 feet wide) with the west side of Rosewood Lane (1) North 47 degrees 29 minutes 45 seconds West 800 feet more or less (2) Northerly 270 feet more or less thence northerly 30 feet thence easterly 170 feet thence southerly 30 feet thence westerly 170 feet to the place of beginning.

Containing 0.12 acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

PETITION FOR SPECIAL EXCEPTION

4th District

ZONING: Petition for Special Exception
LOCATION: Northwest corner of Reisterstown Road and Rosewood Avenue
DATE & TIME: Tuesday, February 17, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for an amusement park (center)

All that parcel of land in the Fourth District of Baltimore County

Being the property of Garrison Forest Plaza Joint Venture, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 17, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

January 19, 1981

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception - NW/C Reisterstown Road and Rosewood Avenue - Garrison Forest Plaza Joint Venture - Case No. 81-150-X

TIME: 10:15 A.M.

DATE: Tuesday, February 17, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 3, 1981

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/C Reisterstown Road and
Rosewood Avenue
Garrison Forest Plaza Joint Venture
Case No. 81-150-X

Dear Mr. Alderman:

This is to advise you that \$55.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Office of
COLUMBIA
Publishing Corp.
1750 Little Patuxent Pkwy
Columbia, MD 21044

19 81

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Exception-Tues. Feb. 17, 1981
10:15 a.m.

was inserted in the following:

- ☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 5th day of February 1981 that is to say, the same was inserted in the issues of 1-29-81

COLUMBIA PUBLISHING CORP.
By Gertie Stevenson

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 30, 1981

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NW/corner of Reisterstown Road
and Rosewood Avenue - 4th Election
District
Garrison Forest Plaza Joint Venture -
Petitioner
NO. 81-150-X (item No. 112)

Dear Mr. Alderman:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Bill Lombardi
458 Woodley Avenue
P.O. Box 247
Reisterstown, Maryland 21136

John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: January 31, 81
Posted for: SPECIAL EXCEPTION
Petitioner: GARRISON FOREST PLAZA JOINT VENTURE
Location of property: NW/C REISTERSTOWN RD. & ROSEWOOD AVE.
Location of Signs: FRONT WIDENING OF JEWELL RD. & EXISTING DRIVEWAY
Remarks: LOCATION SIGN CORNER OF REISTERSTOWN RD. & EXISTING DRIVEWAY
Posted by: Stephen J. Smith Date of return: Feb. 6, 81
Number of Signs: 2

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 28 day of November, 1980.

Filing Fee \$ 50.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 112

Petitioner: Garrison Forest Plaza Joint Venture Submitted by: R. Bruce Alderman
Petitioner's Attorney: Reviewed by: W. E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

GAME PLAN

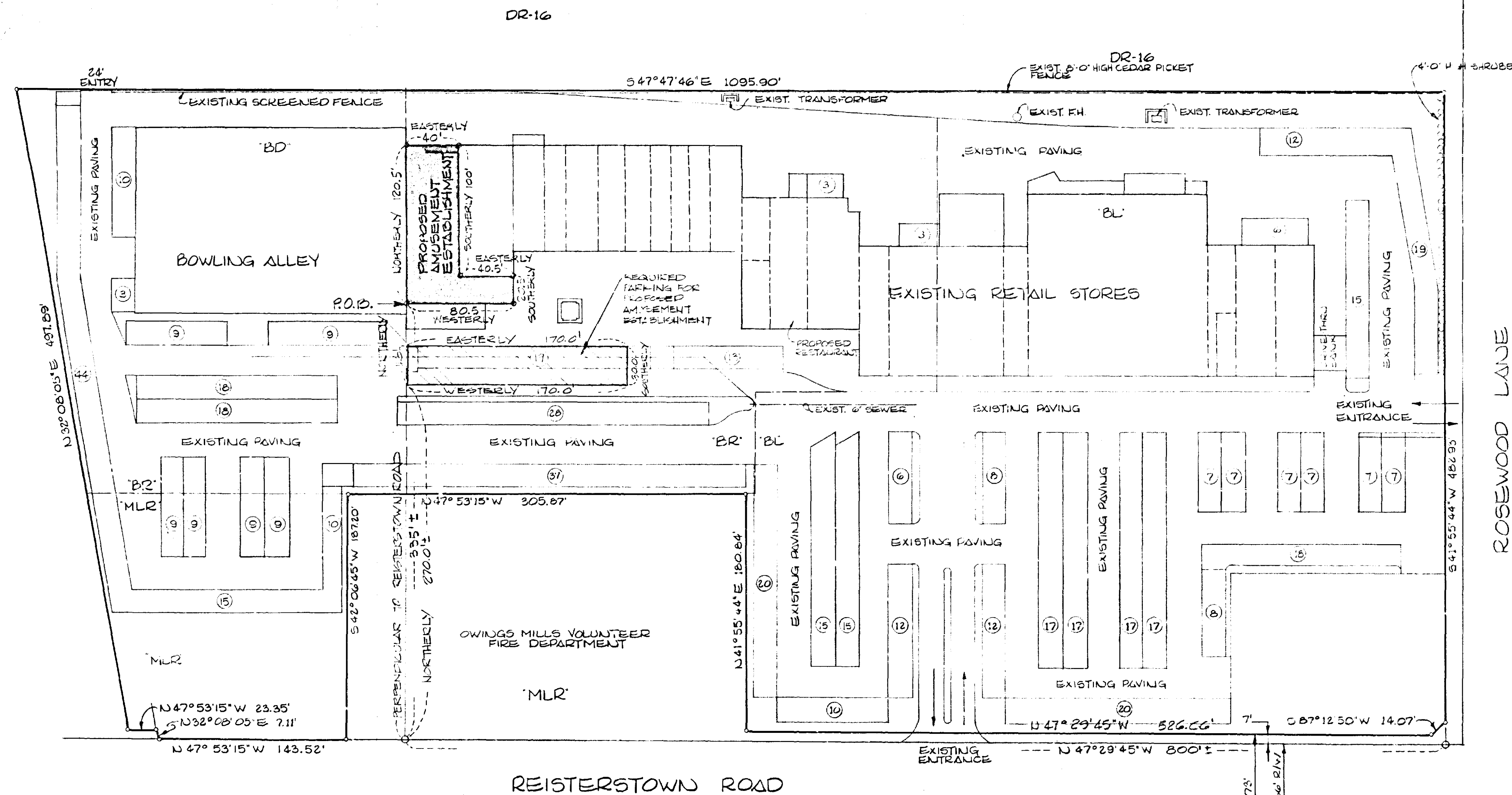
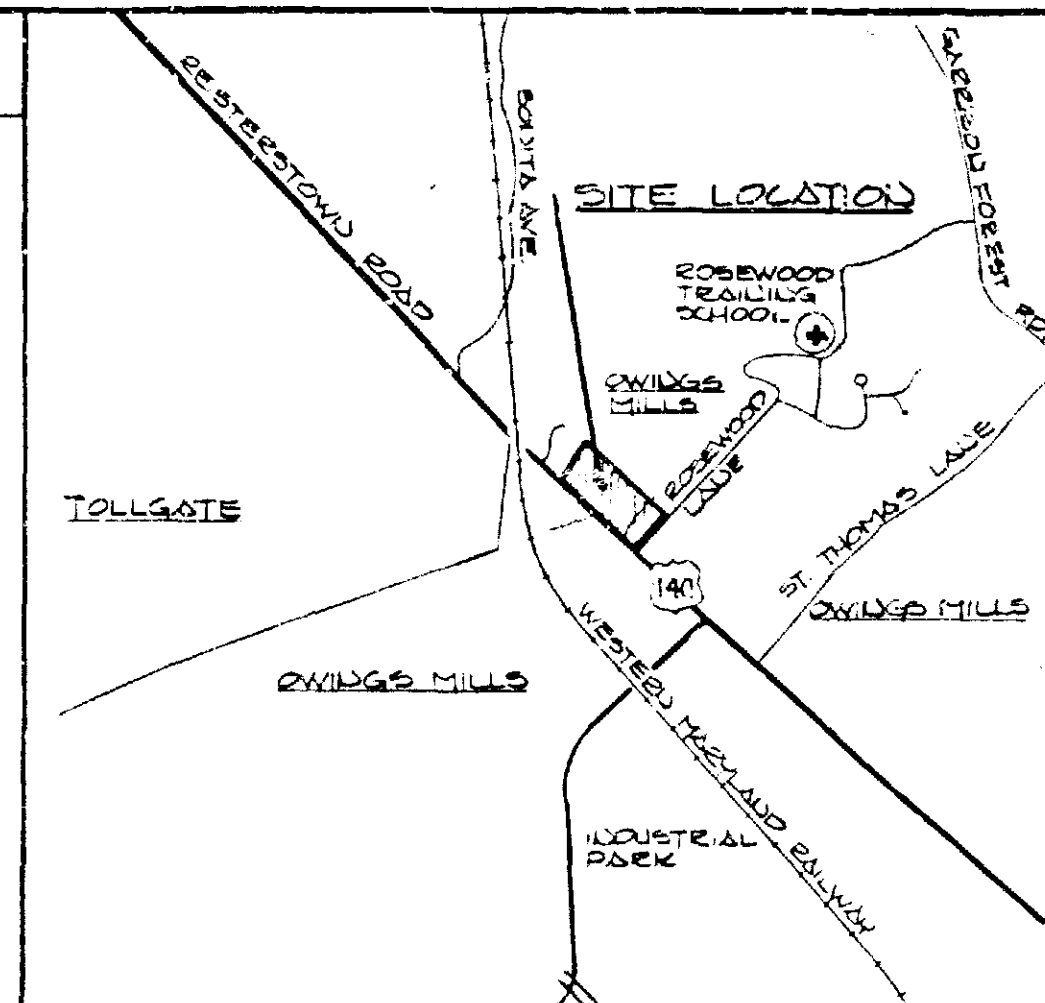
NO

**Smoking
Food
Drinks
Abusive Language
Loitering
Children under 8
w/o Parental Guidance**

The Management

PARKING LEGEND

BOWLING ALLEY	36 LANE x 3 CARS/LANE	= 108 CARS
RETAIL	1 CAR/200 S.F. x 52020 S.F.	= 260 CARS
OFFICE, BANKS AND PROPOSED AMUSEMENT ESTABLISHMENT	1 CAR/300 S.F. x 8480 S.F.	= 28 CARS
AMUSEMENT ESTABLISHMENT	1 CAR/300 S.F. x 5660 S.F.	= 19 CARS
OFFICE, 2ND FLOOR	1 CAR/500 S.F. x 9600 S.F.	= 19 CARS
RESTAURANT	1 CAR/50 S.F. x 6400 S.F.	= 128 CARS
	TOTAL PARKING REQUIRED	= 562 CARS
	TOTAL PARKING PROVIDED	= 581 CARS

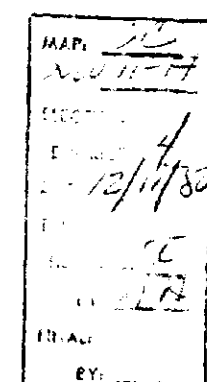


GLAISON
FOREST
SHOPPING
CENTER

TITLE:

PLAN PREPARED
FOR PETITION
FOR SPECIAL
EXCEPTION OF
AN AMUSEMENT
ESTABLISHMENT
IN A "BR" ZONE

PETITIONER'S
EXHIBIT 1



Handwritten signature and date: 11/18/80

V.D. ROWERS ASSOC. INC.
530 E. JORDAN RD.
TOWSON, MD.
DESIGNERS

PRINTED

DATE 11-18-80	PROJ.
DRAWN MKB	CHECK MDP
DWG.	

S.P. 1 of 1

SITE PLAN

SCALE: 1"=50'